

GENERAL NOTES

- EXISTING ZONING FOR THE SUBJECT PROPERTY IS PUD-R. THE SITE IS TO BE DEVELOPED AS A PUD.
- DUE TO THE PROXIMITY TO VANCE BRAND AIRPORT, THERE WILL BE AIRCRAFT PERIODICALLY PASSING ABOVE THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY PASS ABOVE THE PROPERTY AT LOW ALTITUDES IN ACCORDANCE WITH FAA REGULATIONS. THE FREQUENCY OF THE AIRCRAFT PASSING OVER THE PROPERTY MAY INCREASE IN THE FUTURE. THE OWNERS, THEIR HEIRS, SUCCESSORS, AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE CITY OF LONGMONT FOR AIRCRAFT OPERATIONS CONDUCTED IN ACCORDANCE WITH FAA REGULATIONS. EACH INITIAL LOT PURCHASER WILL BE REQUIRED TO SIGN THE "VANCE BRAND AIRPORT DISCLOSURE STATEMENT" AS PER THE KUBAT/ARCHDIOCESE ANNEXATION AGREEMENT.
- A FUTURE CITY COMMUNITY PARK SITE IS DESIGNATED ON THE LONGMONT AREA COMPREHENSIVE PLAN TO BE LOCATED ADJACENT TO THIS DEVELOPMENT. TYPICAL IMPROVEMENTS IN COMMUNITY PARKS INCLUDE LIGHTED BALLFIELDS AND SPORTS COURTS. FUTURE IMPROVEMENTS TO THIS PARK PARCEL WILL INCLUDE THESE TYPES OF FACILITIES.
- A FUTURE CITY NEIGHBORHOOD PARK SITE IS DESIGNATED ON THE LONGMONT AREA COMPREHENSIVE PLAN TO BE LOCATED ADJACENT TO THIS DEVELOPMENT. TYPICAL IMPROVEMENTS IN NEIGHBORHOOD PARKS INCLUDE SPORTS FIELDS, SPORTS COURTS, OTHER PLAY AREAS FOR ALL AGE GROUPS AND OFF-LEASH DOG EXERCISE AREAS. FUTURE IMPROVEMENTS TO THIS PARK PARCEL WILL INCLUDE THESE TYPES OF FACILITIES.
- SILVER CREEK HIGH SCHOOL IS LOCATED TO THE EAST OF THIS DEVELOPMENT. THE HIGH SCHOOL INCLUDES BALL FIELDS AND SPORT COURTS.
- AN ENVIRONMENTAL ASSESSMENT, GEOLOGICAL STUDY, AND OTHER INFORMATION WERE PROVIDED WITH THE ANNEXATION APPLICATION.
- AREAS TO BE DEDICATED FOR PUBLIC USE ARE THE STREET RIGHTS-OF-WAY, PRIMARY GREENWAY AND PARK SITES.
- COMMON OPEN SPACE AREAS IN THIS FINAL PUD ARE CATEGORIZED AS:
 - ARTERIAL LANDSCAPING: LANDSCAPING WITHIN AND IMMEDIATELY ADJACENT TO THE 75TH STREET AND NELSON ROAD RIGHTS-OF-WAY, MAINTAINED BY THE HOA. (OUTLOT 1-2)
 - COLLECTOR LANDSCAPING: LANDSCAPING WITHIN AND IMMEDIATELY ADJACENT TO MOUNTAIN DRIVE RIGHTS-OF-WAY, MAINTAINED BY THE HOA.
 - POCKET PARKS OWNED AND MAINTAINED BY THE HOA (OUTLOT H, L, & Q).
 - OTHER COMMON AREAS OWNED AND MAINTAINED BY THE HOA, INCLUDING OUTLOTS R, N, O, & K.
- DENSITY MAY VARY UP TO 10% FROM THE CONCEPT PLAN AND PRELIMINARY PUD SO LONG AS THEY ARE CONSISTENT WITH THOSE PLANS AND THE OVERALL DENSITY FOR A LAND USE DESIGNATION PER THE LACP DOES NOT DROP BELOW THE ALLOWED MINIMUM FOR THE DESIGNATED AREA AS A WHOLE.
- FOR LAND USE CALCULATIONS, "GROSS AREA" INCLUDES THE SITE AREA MEASURED TO THE CENTER OF THE ADJACENT STREETS. "NET AREA" IS THE GROSS AREA LESS ALL PUBLIC STREET RIGHTS-OF-WAY, THE NEIGHBORHOOD PARK, AND THE COMMUNITY PARK.
- SPECIFIC DESIGN STANDARDS, REGULATIONS, AND REQUIREMENTS FOR WEST GRANGE, AS WRITTEN IN THE DEVELOPMENT STANDARDS, HAVE BEEN INCLUDED IN THIS DRAWING SET.
- SEE SUBDIVISION PLAT AND UTILITY PLANS FOR SPECIFIC DIMENSIONS OF ALL EASEMENTS, LOT AREAS AND DIMENSIONS, OUTLOT OWNERSHIP AND MAINTENANCE, AND DESIGN OF STREETS AND WALKS.
- BUILDING FOOTPRINTS AND EXACT GARAGE PLACEMENT MAY VARY WITHIN BUILDING ENVELOPES SO LONG AS THE MINIMUM PARKING AND BUILDING SEPARATION REQUIREMENTS ARE MET.
- ADJACENT SINGLE FAMILY LOTS WITHIN THIS DEVELOPMENT SHALL CONTAIN DWELLINGS OF VARYING STYLE AND ARCHITECTURAL FEATURES.
- EXTERIOR BUILDING MATERIALS ARE DESCRIBED IN THE DEVELOPMENT STANDARDS.
- TRASH AND RECYCLING SERVICE WILL BE VIA INDIVIDUAL POLYCARTS STORED IN GARAGES. TRASH ENCLOSURES SHALL BE PROVIDED WITHIN THE MULTI-FAMILY AREAS.
- THE MULTIFAMILY BUILDINGS WILL HAVE UTILITY METERS GROUPED AT COMMON LOCATIONS. SUCH METERS SHALL BE SCREENED TO THE EXTENT PRACTICAL PER SECTION 700 OF THE CITY OF LONGMONT DESIGN & CONSTRUCTION STANDARDS.
- LOCATIONS OF ELECTRIC TRANSFORMERS ARE SHOWN PER DESIGN PROVIDED BY LPC. TRANSFORMERS AND METERS TO BE LOCATED PER SECTION 700 OF THE CITY OF LONGMONT DESIGN & CONSTRUCTION STANDARDS.
- ALL EXTERIOR LIGHTING WILL CONFORM TO THE OUTDOOR LIGHTING SECTION OF THE CITY OF LONGMONT DEVELOPMENT STANDARDS AND WILL NOT NEGATIVELY AFFECT THE ADJACENT PROPERTIES.
- COMMON OPEN AREA LANDSCAPING MAY BE PHASED ALONG WITH COMPLETION OF OTHER INFRASTRUCTURE IN THE DEVELOPMENT. SUCH COMMON AREA LANDSCAPING IS TO BE COMPLETED PRIOR TO FINAL ACCEPTANCE OF PUBLIC IMPROVEMENTS FOR EACH PHASE BY THE CITY OF LONGMONT. COMMON OPEN SPACE AREA LANDSCAPING WITHIN MULTIFAMILY AND/OR NONRESIDENTIAL AREAS MAY BE PHASED ON A BUILDING BY BUILDING BASIS. ALL SITE IMPROVEMENTS, INCLUDING LANDSCAPING, SURROUNDING EACH MULTIFAMILY OR NONRESIDENTIAL BUILDING WILL BE INSTALLED PRIOR TO OCCUPANCY FOR EACH SUCH BUILDING UNLESS THE DEVELOPER AND THE PLANNING DIVISION AGREE TO AN ALTERNATIVE PHASING PLAN. SECURITIES WILL BE REQUIRED FOR COMMON AREAS AS OUTLINED IN THE IMPROVEMENT AGREEMENTS.
- VARIATIONS TO STANDARD STREET DESIGN STANDARDS AND DETAILS ARE NOTED ON THE STREET CROSS SECTION SHEETS AND IN THE WEST GRANGE DEVELOPMENT STANDARDS.
- DIRECT DRIVEWAY ACCESS TO INDIVIDUAL DWELLING UNITS SHALL NOT BE ALLOWED FROM COLLECTOR OR ARTERIAL ROADWAYS.
- PUBLIC ALLEYS AND PRIVATE DRIVES WILL BE POSTED WITH NO PARKING SIGNS AS NEEDED, EXCEPT AT DESIGNATED PARKING STALLS.
- HOMES WITH ALLEY ACCESS SHALL HAVE ADDRESS NUMERALS ON BOTH THE FRONT AND REAR OF THE HOUSE.
- ENTRY AND IDENTITY SIGNAGE MAY BE PROVIDED IN HOA COMMON AREA, AS INDICATED ON THE DEVELOPMENT PLAN.
- ALL SIGNS WILL CONFORM WITH THE CITY OF LONGMONT SIGN CODE, UNLESS OTHERWISE PROVIDED IN THE "WEST GRANGE DEVELOPMENT STANDARDS." ALL WALL AND FREESTANDING SIGNS WILL REQUIRE SIGN PERMIT APPROVAL. REFER TO THE MASTER SIGN PLAN IN THIS PUD FOR PRELIMINARY LOCATIONS AND DESIGN CONCEPTS OF SIGNS.
- AN EXISTING DISC GOLF COURSE IS LOCATED WITHIN THE AREA OF THIS DEVELOPMENT. ALL CONSTRUCTION SHALL BE PERFORMED IN SUCH A WAY THAT USE OF THIS COURSE WILL NOT BE IMPACTED AND COURSE USERS WILL BE PROTECTED FROM CONSTRUCTION ACTIVITIES. ANY TEMPORARY DISRUPTION TO THIS COURSE SHALL BE MINIMIZED AND APPROVED BY THE CITY NATURAL RESOURCES DIVISION PRIOR TO THE START OF ANY WORK.
- DEVELOPMENT SHALL COMPLY WITH ALL APPLICABLE CITY OF LONGMONT DEVELOPMENT CODE REQUIREMENTS.
- THIS PROPERTY IS SUBJECT TO A FLOODPLAIN PER FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0801300268J DATED DECEMBER 12, 2012, AS WELL AS THE 1995 CITY OF LONGMONT-BOULDER COUNTY FIRM REVISION DATED OCTOBER 2010, PANEL 268. AS WELL AS THE CITY FLOODPLAIN PER STORMWATER MASTER HYDROLOGY REPORT PREPARED IN 1993. ALL RESIDENTIAL BUILDING LOTS SHALL BE LOCATED OUTSIDE OF THE FLOODPLAIN.
- ELECTRIC METERS SHALL BE IN DIRECT LINE OF SITE OF THE UTILITY SOURCE EQUIPMENT KNOWN AS A JUNCTION BOX.
- ELECTRIC METERS CANNOT BE FENCED IN OR A REMOTE READ METER WILL BE INSTALLED AT THE DEVELOPER, BUILDER OR OWNER'S EXPENSE.
- LPC ELECTRIC FACILITIES CANNOT BE FENCED IN, WHICH INCLUDES TRANSFORMERS AND JUNCTION FACILITIES.
- MULTI FAMILY (GANG METERING) ADD THE FOLLOWING NOTES TO THE DEVELOPMENT PLANS; (PICK ONE OF THE TWO STATEMENTS, WHICH EVER APPLIES TO OWNERSHIP)
 - THE SERVICE LINES AND METERING EQUIPMENT WILL BE OWNED AND MAINTAINED BY THE OWNER.
 - THE SERVICE LINES AND METERING EQUIPMENT WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

LAND USE SUMMARY

LAND USE	AREA (ACRES)
OPEN SPACE	29.31
HOA COMMON AREA	2.40
DETENTION (SLOPES > 6:1)	7.10
STREETS, SIDEWALKS AND TRAILS	23.15
CITY DEDICATION (REFERENCE DETAILED CHART BELOW)	43.73
LOTS	52.32
TOTAL	158.0100

LAND DEDICATION SUMMARY

LAND REQUIRED FOR CITY DEDICATION	40 ACRES
LAND PROVIDED FOR CITY DEDICATION	44.19 ACRES
DRY CREEK COMMUNITY PARK (REFERENCE WEST GRANGE / DRY CREEK COMMUNITY PARK AND GREENWAY CONVEYANCE PLAT - PREVIOUSLY DEDICATED)	34.19
PROPOSED NEIGHBORHOOD PARK (OUTLOT K)	10.00

DWELLING UNIT SUMMARY

TYPE	TOTAL UNITS*
SINGLE FAMILY FRONT LOADED	222
SINGLE FAMILY REAR LOADED	81
DUPLEX (1 STORY)	62
TOTAL SINGLE FAMILY	365
MULTI-FAMILY (NORTHWEST)	128
MULTI-FAMILY (NORTHEAST)	106
TOTAL MULTI-FAMILY	234
TOTAL DWELLING UNITS	599

* UNIT COUNT MAY VARY SLIGHTLY AT TIME OF FINAL PLANS

OPEN SPACE SUMMARY

OPEN SPACE REQUIRED			
TYPE OF DWELLING UNITS (D/U):	GROSS AREA:	REQUIREMENT:	TOTAL ACRES REQUIRED:
ONE & TWO FAMILY DWELLINGS	99.29 ACRES (4324909 SQ.FT.)	20% OF GROSS AREA	19.86 ACRES (864985.8 SQ.FT.)
MULTI-FAMILY DWELLING	14.95 ACRES (651257.89 SQ.FT.)	30 % OF GROSS AREA	4.49 ACRES (195377.37 SQ.FT.)
TOTAL	114.24 ACRES		24.35 ACRES

OPEN SPACE PROVIDED*		
TYPE	TOTAL ACRES:	% OF TOTAL
PRIMARY GREENWAY	2.25 ACRES (97916.69 SQ.FT.)	08%
POCKET PARKS	5.47 ACRES (238273.20 SQ.FT.)	18%
HOA COMMON AREA (SLOPES <6:1)	17.58 ACRES (765668.03 SQ.FT.)	60%
63% OF LOCAL STREET TREE LAWNS	4.15 ACRES (180909.1 SQ.FT.)	14%
TOTAL	29.31 ACRES	100%

* OPEN SPACE INCLUDES OPEN SPACE ALONG ARTERIAL ROADS TO BE DEDICATED

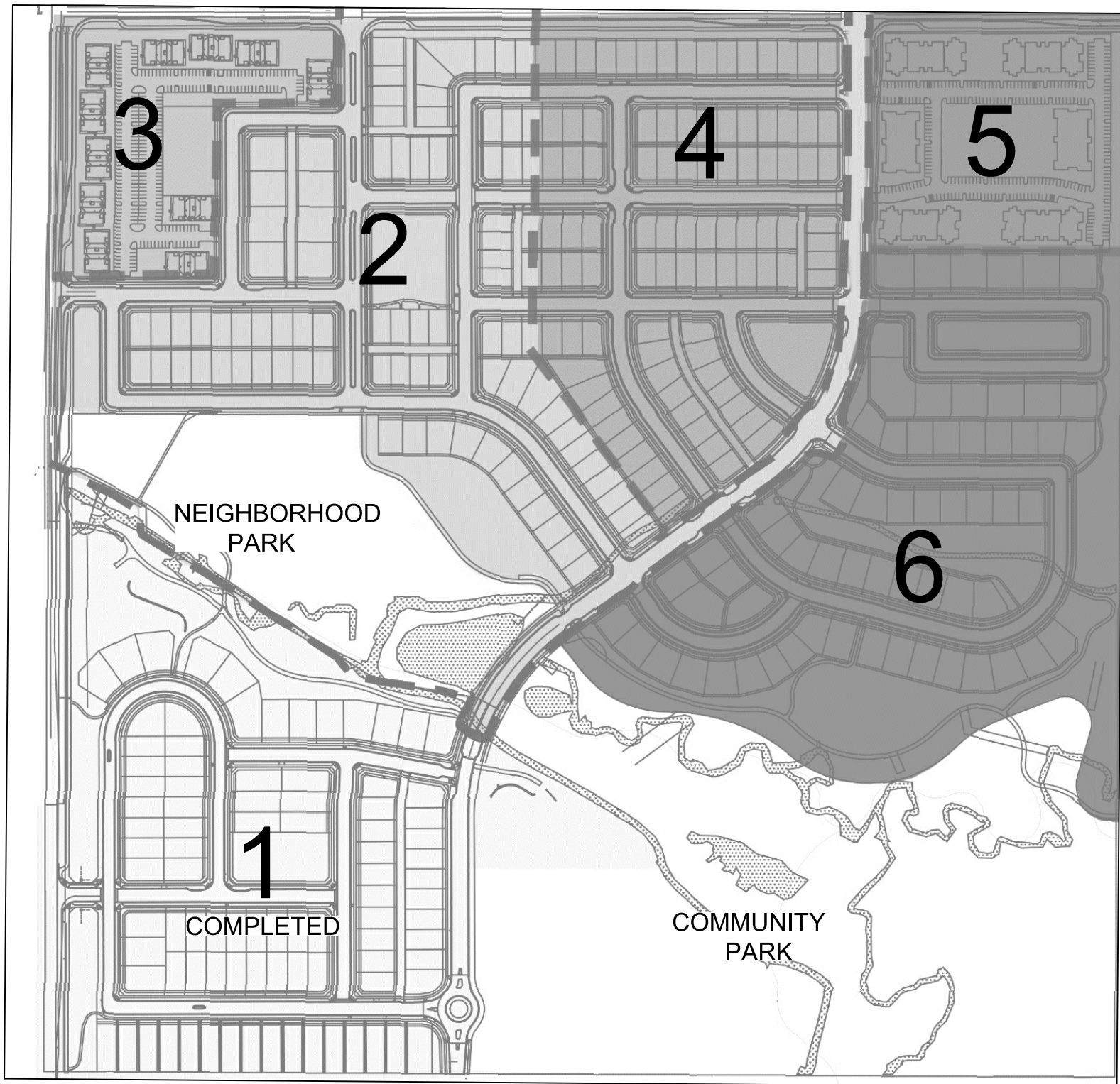
POCKET PARK SUMMARY

POCKET PARK AREA REQUIRED				
TYPE OF DWELLING UNITS (D/U):	TOTAL D/U*	REQUIREMENT:	TOTAL POCKET PARK AREA REQUIRED (ACRES)	TOTAL POCKET PARK AREA PROVIDED (ACRES)
SINGLE FAMILY HOMES	±366	1 ACRE PER 100 UNITS	3.7	3.42
MULTI-FAMILY DWELLING	±233	1 ACRE PER 200 UNITS	1.16	2.05
TOTAL			4.86	5.4700

POCKET PARK AREA CALCULATION*:			
POCKET PARK	OUTLOT	OWNERSHIP	TOTAL ACRES:
A (MULTI-FAMILY)	PARCEL 1	HOA	0.91
B (MULTI-FAMILY)	PARCEL 2	HOA	1.14
C	OUTLOT B	HOA	1.178
D	OUTLOT G	HOA	0.783
E	OUTLOT E	HOA	0.732
F (COMPLETED)	CONSTRUCTED	HOA	0.73
TOTAL*			5.4730

* POCKET PARK AREA MAY VARY SLIGHTLY BASED ON FINAL SITE LAYOUT AS LONG AS A MINIMUM OF 5.13 ACRES IS MAINTAINED.

ANTICIPATED DEVELOPMENT SEQUENCE / PHASING PLAN



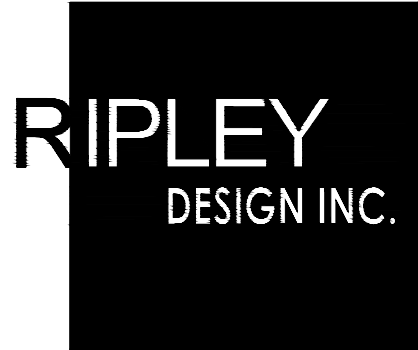
PHASING SUMMARY

PHASING SUMMARY		
PHASE	TOTAL ACRES:	UNITS
1	30.60	100
2	24.96	96
3	6.46	132
4	21.24	94
5	7.41	101
6	23.15	76
TOTAL	113.82	599

* PHASING PLAN MAY BE REVISED WITH ADMINISTRATIVE APPROVAL.

WEST GRANGE
PRELIMINARY P.U.D.

SOUTHEAST QUARTER OF SECTION 12,
TOWNSHIP 2 NORTH, RANGE 70 WEST OF
THE 6TH P.M.
LONGMONT, COLORADO



■ land planning ■ landscape architecture ■
■ urban design ■ entitlement ■

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IN ASSOCIATION WITH:

DEVELOPER / APPLICANT

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(303) 449-8689

SITE ENGINEER

JLB ENGINEERING CONSULTANTS
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743 PEAR COURT
LOUISVILLE, CO 80027
303.604.1634

IRRIGATION SYSTEMS DESIGN

MPI DESIGNS
MICHELLE PETERSON, CID, CLIA, CWCM
P.O. BOX 345
WINDSOR, CO 80550
970.402.3047

ISSUED

No.	DESCRIPTION	DATE
1	PRELIMINARY P.U.D.	3.9.15
2		
3		
4		

REVISIONS

No.	DESCRIPTION	DATE
1	REVISED PER CITY	6/15/2015
2	CITY COMMENTS	11/23/2015

SEAL:

PROJECT No.:	R14-010
DRAWN BY:	SV/SC
REVIEWED BY:	DH

GENERAL LAND
USE INFORMATION